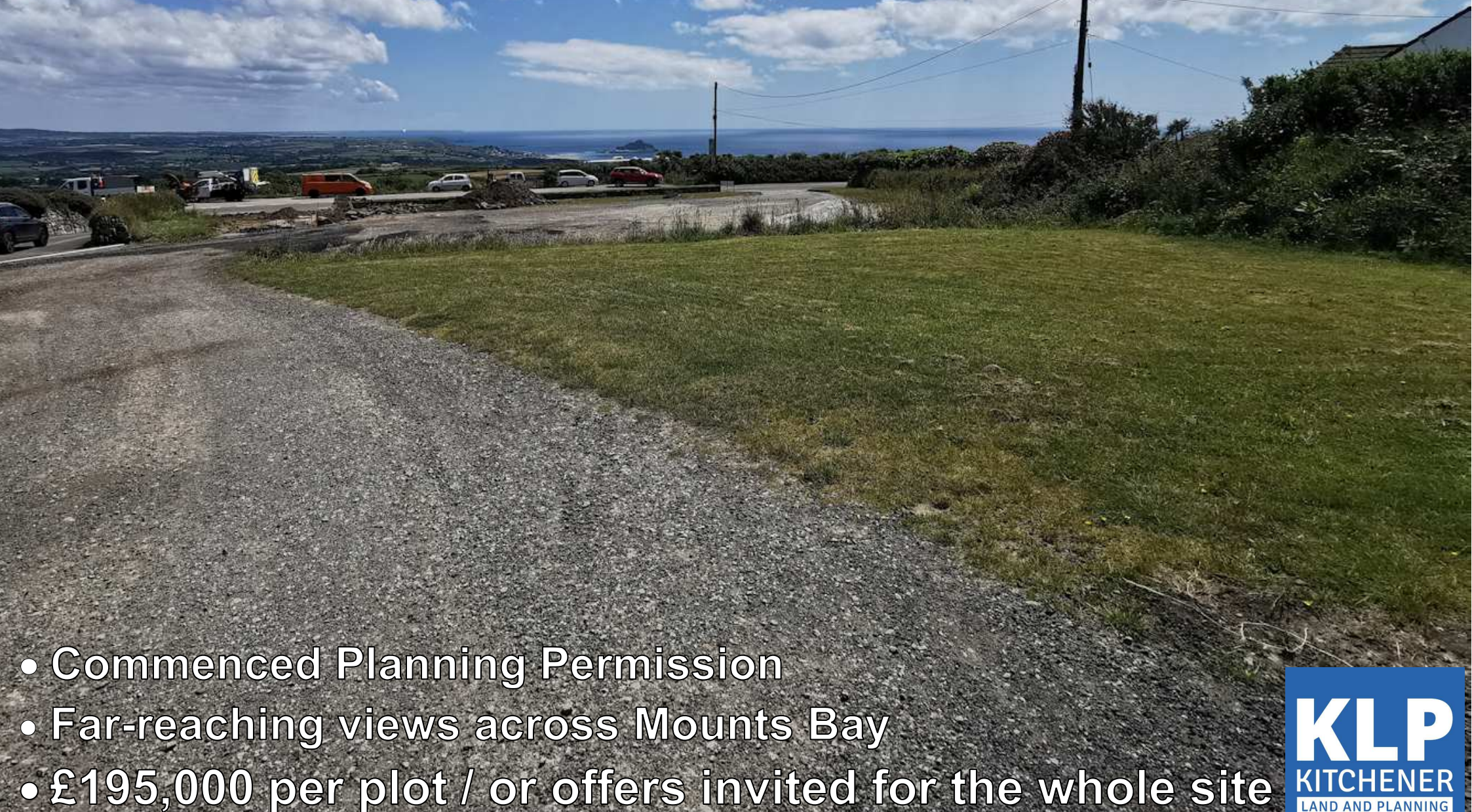


DEVELOPMENT SITE FOR 2 DETACHED HOUSES CASTLE GATE, LUDGVAN, TR20 8BG



- Commenced Planning Permission
- Far-reaching views across Mounts Bay
- £195,000 per plot / or offers invited for the whole site

THE SITE – TR20 8BG

An opportunity to acquire an individual building plot in this sought-after location with fantastic far-reaching views across Mounts Bay. Alternatively, the site is available as a whole, for the development of the two detached houses. The site benefits from full detailed planning permission for two 3 bedroomed detached houses and the highway access to the site has already been constructed which has implemented the original planning permission (Ref.PA15/03757).

Each of the proposed dwellings are shown as generously sized 3 bedroomed detached properties with gross internal floor areas of approximately 111 sqm (1,200 sqft) each, both with an attached single garage and gardens. They are currently designed with the living room on the first floor with a balcony to take full advantage of the stunning views across the Bay.

The site is located in the Area of Outstanding Natural Beauty, Heritage Coast area and within the West Penwith International Dark Sky Park. There is easy access to both the north and south coasts and the nearby amenities, shops and schools of both St Ives and Penzance, hence why this is such a popular area to live on this southern peninsula.

SITUATION

The site lies in a small rural community location at Castle Gate on the B3311 road between Penzance to the south west (approx. 3 miles) and St Ives to the north east (approx. 4 miles) and benefits from stunning far reaching views to the south across Mounts Bay. It is situated between the villages of Nancledra which lies approx. 1 mile to the north, Ludgvan 1.3 miles to the south east and Gulval 2 miles to the south west.

METHOD OF SALE

Offers are invited in the region of £195,000 per plot.

Alternatively offers are invited for the whole site.

PLANNING

Cornwall Council granted Planning Permission (Ref.PA15/03757) for the erection of two dwellings and associated works, including access, and the improvement of the existing access for Blue Horizon on Land adjacent to Blue Horizon, Castle Gate, Ludgvan, TR20 8BG on 29th May 2015. A subsequent application (Ref.PA22/07379, which was an application under Section 73 of the Town and Country Planning Act) was submitted for a variation of Condition 2 of decision notice PA15/03757. The variation of the approved plans condition was to allow to omit chimney & amend fenestration, add balconies to south east elevation and alteration of wall and roof thickness. The planning officer's report on this application confirms that the planning permission Ref.PA15/03757 was implemented within the time period for commencement and therefore the development may continue. **Please note that CIL is therefore not liable on this planning permission as it was granted prior to the adoption of CIL and implemented.**

A planning and technical pack is available from the agents.

SERVICES

It is understood that foul drainage will be via a private system on site, a mains water supply is already on the site but mains electricity is available nearby. Although, all interested parties should make and rely upon their own enquiries of the relevant services providers.

VIEWING

Please contact Philip Taverner at KLP to arrange a viewing.

CONTACT – REF: 971/PT/R1



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: philip@klp.land

Tel. 01392 879300 or 07866 522910

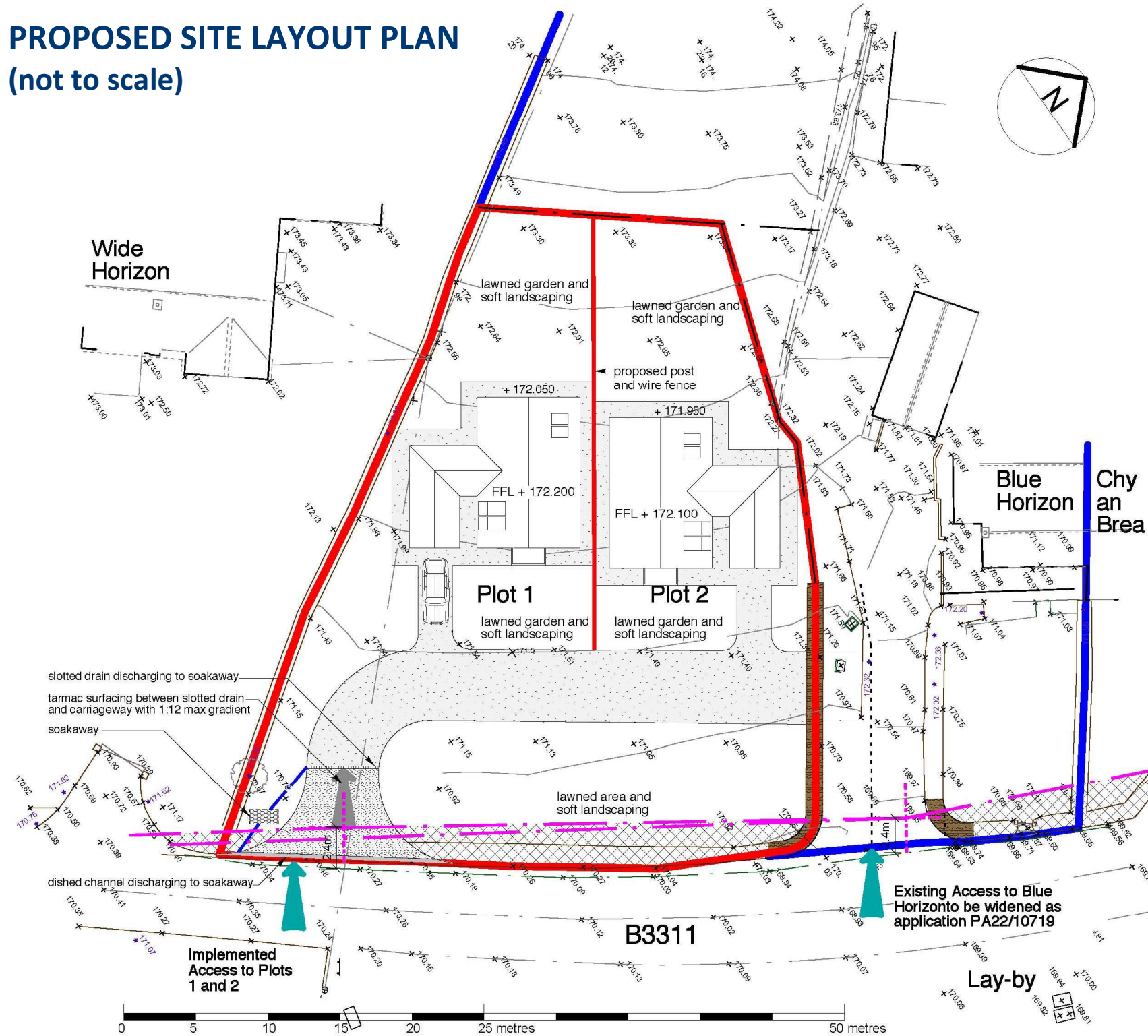
PROPOSED SITE LAYOUT PLAN

(not to scale)

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AMENDMENTS

- Revision:
- A Chimney omitted, fenestration amended accordingly and wall and roof thicknesses amended for improved thermal performance as necessary for building regulations. Red line around site amended to exclude access works not subject to amendment. jmh 070722
 - B Balcony added. 090822 jmh
 - C Rooflights in bedroom handed Plot 2 190822 jmh
 - D Site boundary amended to accommodate planning consent PA22/10719. 050724 jmh



- Visibility lines.
- Setting out point 'x' distance (2.4m) from carriageway providing centre for visibility lines.
- Cross hatching indicates area of wall and garden requiring height reduction to max. 900mm above setting out points

NB: ACCESS WORKS TO THE PLOTS (AS ILLUSTRATED) AS PART OF THE PROPOSAL WERE CARRIED OUT IN 2018 TO ENSURE THE APPROVAL PA15/03757 REMAINS EXTANT.

Planning Amendment Issue

Proposed Dwellings Adjacent to:
Blue Horizon
Castle Gate
Ludgvan

W R Leah Family Trust

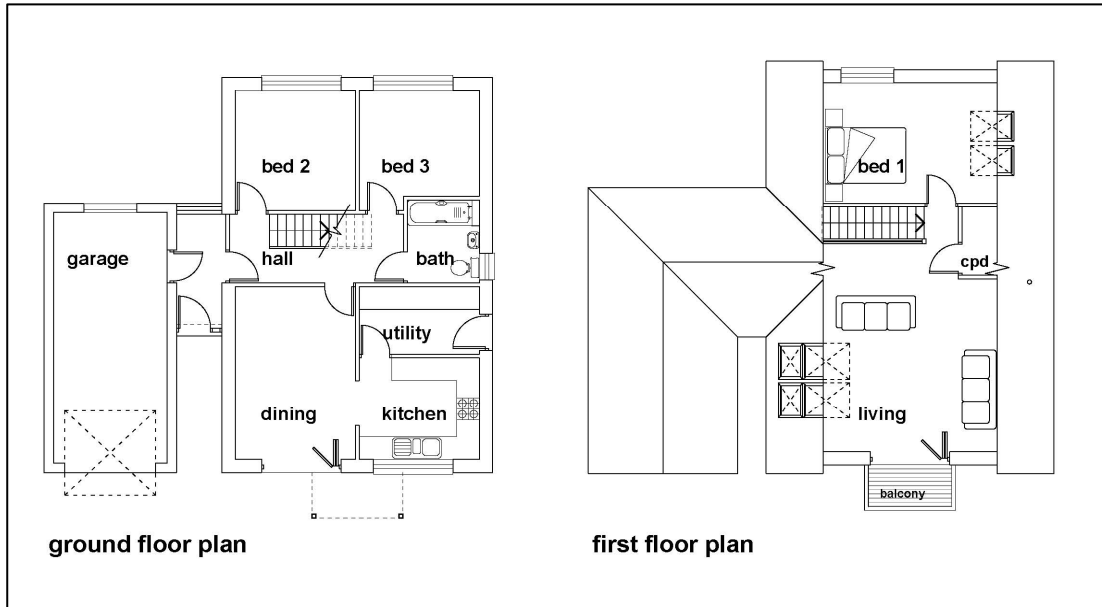
2039-10D Proposed Site Plan

Scale: 1: 250 @ A3 Date: 180215

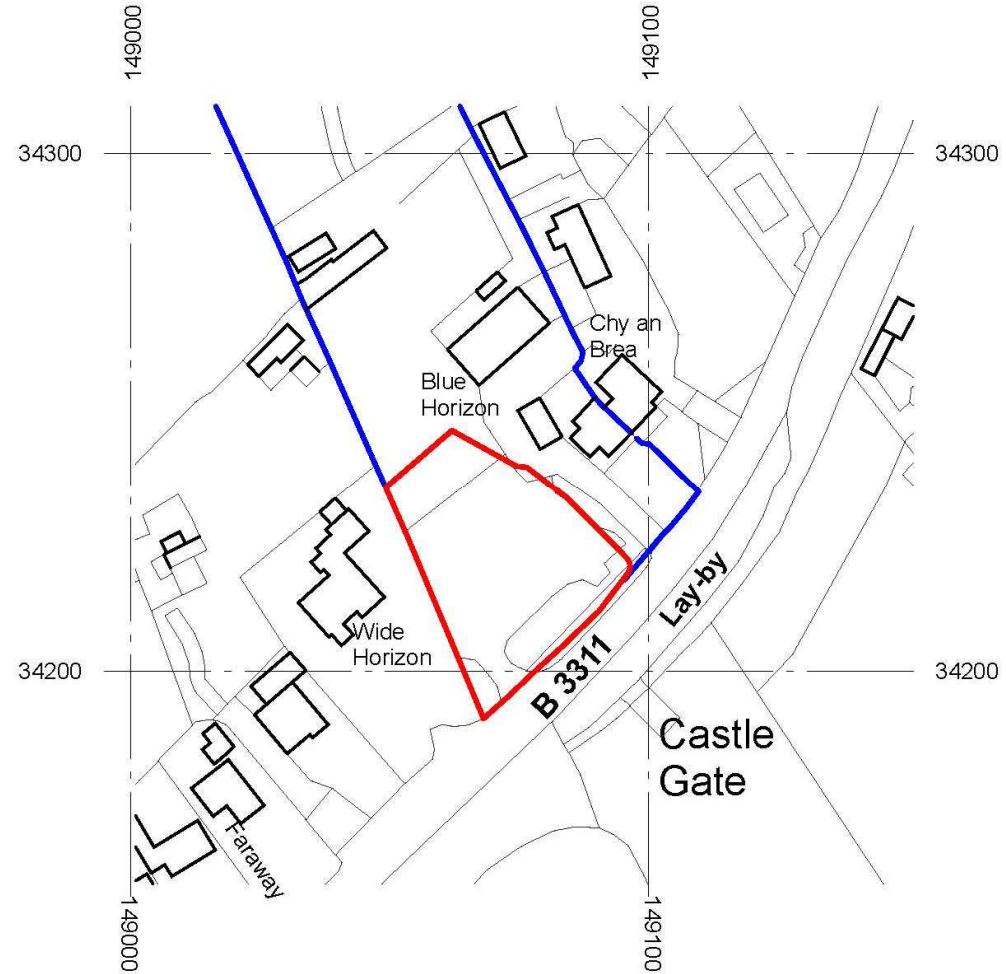
JONATHAN HOSKING DESIGN

e: jonny@hoskingdesign.co.uk
 m: 07968 074406

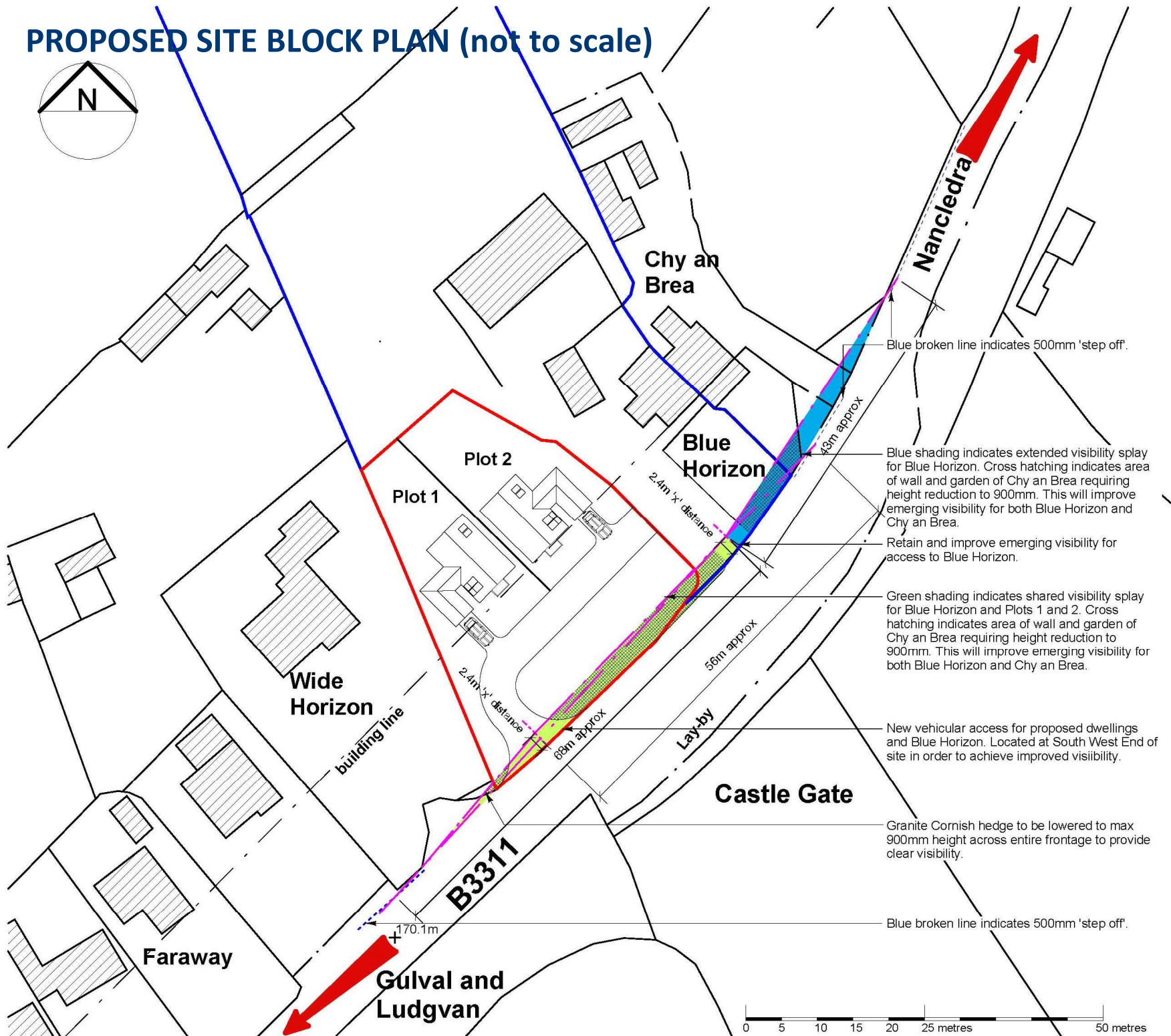
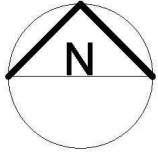
PLOT 1 - Proposed Plans (Plot 2 handed, not to scale)



OS Location Plan (not to scale) Planning Ref. PA22/07379



PROPOSED SITE BLOCK PLAN (not to scale)



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AMENDMENTS

- Revision:
- A Site boundary amended to enable visibility to be improved to South West of site. jmh 280813
 - B Amended to retain existing Blue Horizon access with improved visibility. 090315 jmh
 - C Chimney omitted, fenestration amended accordingly and wall and roof thicknesses amended for improved thermal performance as necessary for building regulations. Red line around site amended to exclude access works not subject to amendment. jmh 070722
 - D Balcony added. 090822 jmh
 - E Rooflights in bedroom handed Plot 2 190822 jmh
 - F Site boundary amended to accommodate planning consent PA22/10719. 050724 jmh

NB: ACCESS WORKS TO THE PLOTS (AS ILLUSTRATED) AS PART OF THE PROPOSAL WERE CARRIED OUT IN 2018 TO ENSURE THE APPROVAL PA15/03757 REMAINS EXTANT.

Planning Amendment Issue

**Proposed Dwellings Adjacent to:
Blue Horizon
Castle Gate
Ludgvan**

W R Leah Family Trust

2039-02F Proposed Block Plan

Scale: **1: 500** Date: **260413**

JONATHAN HOSKING DESIGN

e: jonny@hoskingdesign.co.uk
m: 079 68 074406



View of the site from the road looking north west